

February 25, 2010

Charlotte Mecklenburg Planning Department
ATTN: Solomon Fortune
600 East Fourth Street
Charlotte, NC 28202

RE: Rezoning Petition 2010-022 – Strawn Site
Community Meeting Report

Dear Solomon,

Our firm, Axiom Architecture, is providing services for Charlotte Housing Authority to help master plan their property currently containing the Strawn Apartments and their central offices. The site is bound by South Boulevard, Caldwell, Templeton, and Euclid Avenues. It consists of 16.7 acres and is wedged between the South End and Dilworth communities.

We held a Community Meeting to discuss the rezoning petition, 2010-022, concerning this property at CHA's central offices at 1301 South Blvd on February 25, 2010 at 5:00 p.m. Per City guidelines, we distributed letters to adjacent property owners (within 300' of the property) during the first week of February. The mailing list for the property owners was provided by Planning Staff.

The meeting was attended by one representative of CHA, two representatives of Axiom Architecture, and multiple adjacent property owners (list of attendees enclosed with this report). The following comments, questions and answers were noted during the meeting:

- The CHA representative made introductions to the team and briefly provided some history of the site and the overall mission CHA was trying to accomplish with the master plan
- An Axiom representative described the approach, design and detail of the plan to all attending
- A question was asked from an audience member - with respect to TOD Options and proposal of CHA to exceed maximum height allowances of 120' – "Why are you asking for more than TOD standards?"
- The Petitioner responded by explaining that TOD allows for options to break the height plane with certain criteria met such as: a mixture of uses, increased open space, 1/4 mile proximity to transit stops, etc. Because the Petitioner meets many of these criteria on select parcels within the site, more intensity and/or increased height makes sense. Also, it helps extend CHA's mission to provide more sustainable, affordable housing and increase the value and potential returns on the more intense parcels – which best support the overall mission.
- Another audience member cautioned that if the additional height is allowed on one or more parcels, precedence would be set for future developers and expectations may be higher.
- A question was asked by another audience member about the nature of the recent rezoning that occurred (in 2009) for the existing Strawn Apartment parcel.
- It was explained by the Petitioner that the existing property had to be rezoned to enable pending renovations to the Strawn tower (which is slated for rehab construction later in 2010). Surrounding components to the site were part of this rezoning, but currently have no entitlements – anticipating a more cohesive, complete rezoning of the entire property this year.

- With respect to height maximums and the Petitioner's reference to adjacent tower sites such as the Arlington (across South Blvd) at 250', one audience member noted that the Arlington tower portion is set back significantly off South Blvd.
- Another audience member clarified for the entire group attending that some adjacent neighbors have always had an interest and concern for the treatment of the South Blvd edge of the site (in addition to the parcels closer to the Dilworth portion of the site).
- A few audience members and adjacent neighbors voiced concern about potential traffic created by future developments.
- The Petitioner asked the group to collectively suggest their primary concerns. The responses were: traffic, too much height, potential cut-throughs (roadway network), and possible adjacency of 4-story structures to existing back yards.
- An audience member reiterated a suggestion to leave the site as straight TOD (w/out height options). A few other audience members supported this notion.
- Another audience member/neighbor stated that Dilworth and all the people sitting in the audience made the Strawn Site what it is today – that Dilworth (DCDA) began in the early 1970's with a push for public housing on this site.
- The Petitioner closed the meeting commenting that CHA and Axiom have approached all stakeholders, neighbors, and interested parties with open dialogue and respectful ears all along – and plans to continue doing so.

The meeting concluded just before 7:00 p.m. Note, it did not officially begin until approximately 5:30 due to some late arrivals.

If you have any further questions, please contact me anytime.

Respectfully,



Matt

Matthew G. Majors, AIA LEED AP
Axiom Architecture
704.927.9900
mmajors@axiomarchitecture.com

NOTICE OF COMMUNITY MEETING

**RE: Rezoning Petition #2010-022 – CHARLOTTE HOUSING AUTHORITY
(Petitioner)**

- **FEBRUARY 25, 2010 at 5:00 PM**
- **LOCATION: Charlotte Housing Authority – Main Office – 1301 South Boulevard (main conference room)**

This notice is being distributed to all neighbors and property owners adjacent to the 16.7 acre Strawn property bounded by South Blvd, Euclid Ave, Templeton and Caldwell Streets. The intent of this meeting is to present the plans proposed for future improvements to the property.

If you have any questions about this meeting prior to the date above please contact one of the following representatives:

Matt Majors – Axiom Architecture (704)927-9900

Jeff Meadows – Charlotte Housing Authority (704)353-0324

COMMUNITY MEETING

Date, Time, Location

Sign-In Sheet

PLEASE PRINT CLEARLY

Name	Address	City/State Zip	Petition Number	Phone Number	E-mail Address
Jeff Meadows	1501 South Blvd	CLT. NC 28283	2010-022	704.353-0324	jmeadows@cha-nc.org
Matt Majors	383 W. Trade St.	CLT. - NC 28202	2010-022	704.927.9900	mmajors@carsonarchitecture.com
David Furman	233 W. Trade St.	CLT. - NC 28202	2010-022	704.927.9900	dfurman@farch.com
Jersey Saper	310 Adams St. #104	CLT 28203			
J.W. Reese	708 Lexington Ave	CH 28203		704.577.8580	jwreese@yahoo.com
Barney Offeman	1418 Euclid	CH 28203		(704) 375-5398	SANBANK@CAROLINA-ET- LINK.NET
Julie Broders	610 Mt. Vernon	CH 28203		704-331-5739	jfbroders@yahoo.com
Carla Ashton	619 Mt. Vernon	CLT 28203		704-375-7211	carlton@carolina-rr.com
Barbara Gibson	601 Mt. Vernon	CLT 28203			barb@fsg@gmail.com
Lisbeth Mack	121 Hermitage Rd (1400 Euclid)	CLT 28207		704 358 8075	mackpropertiesclt @earthlink.net
Cynthia Schwartz	409 Rensselaer Ave.	CLT. 28203		704 904 2989	tarheelgirl@ alumni.unc.edu
Wayne Camas	1410 Euclid Ave	CLT 28203		704 372 0491	CamasWayne@carolina-rr.com
Jill Walker	1146 Lingenore Pl	28203		704.333.6354	jkwalker6@gmail.com
John Frydang	1119 Belgrave Pl.	28203		704-372-0001	john@frydang-clayton.com

****Please Note that this form is public information****

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COMMUNITY MEETING

Date, Time, Location

Sign-In Sheet

PLEASE PRINT CLEARLY

Name	Address	City/State Zip	Petition Number	Phone Number	E-mail Address
KARE ZENDER	3221 HARTFIELD AVE	CHARL 28209		704-529-6805	kzender@krideas.org
GRACE LIDGEMAN	100875 Broderick St	Charlotte 28204		704-349-0367	
Elizabeth Karacek	1405 Rensselaer Avenue	Charlotte 28203			ekaracek@bellsouth.net
PETER KARACEK	"	"			pjkaraka@gmail.com
BILL Broders	610 Mount Vernon	Charlotte 28207		704-877-8766	bbroders@aol.com
Jarred Cail	1100 Euclid Ave	Charlotte		704-372-1450	jcaid@cardinalsACC.org
Betsy Turner	1713 Fountain View	Char 28203		704-335-8540	bturner@cardinalsACC.org
Janelle Travis	635 Painsdexter	28209		704-525-1447	travisjrp@aol.com
Margaret Weeks	1214 Myrtle	28203			mweek51214@aol.com
Mike Overstreet	728 Lexington Ave	28203			Mike338@C.H.Hamilton.com
Ginny Wright	604 Pitt Viewn	28203		704-575-8222 704-377-5223	ginnywphd@aol.com
JACK NIKSON	"	"		"	"
Carol Lindell	1300 South Blvd Suite C	28203		704-926-6000	carol.Lindell@delhomeresources.com
NANCY KIEWER	1121 Myrtle Ave	28203		704-957-9962	hamiltonharbour@yahoo.com

****Please Note that this form is public information****

↓ BACK

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